

California Department of Housing and Community Development (HCD)

ZEV Role: HCD is mandated by the Health and Safety Code (HSC) to research, develop, and propose adoption of mandatory green building standards for residential occupancies. Related to HCD's electric vehicle (EV) charging role, [HSC, section 18941.10](#) (added Stats. 2013 Ch. 410 § 1 (AB 1092), effective January 1, 2014), required HCD to propose mandatory building standards for the installation of future EV charging infrastructure for parking spaces in multifamily dwellings and to amend the standards as necessary, in which, HCD met this mandate.

Additionally, [HSC, section 18941.11](#) (added by Stats. 2022, Ch. 687, § 2. (AB 1738) effective January 1, 2023), required HCD to research, develop, and propose for adoption mandatory building standards for the installation of EV charging stations with low power Level 2 or higher EV chargers during specified alterations or additions to existing parking facilities serving multifamily dwellings, hotels, and motels. Pursuant to [HSC, section 17928](#), HCD is mandated to consider proposing, as mandatory building standards, those green building features determined by the department to be cost effective and feasible to promote greener construction. The state, in general, is also directed by the Governor's [Executive Order N-79-20](#) to prioritize clean transportation solutions that are accessible to Californians and to use our existing authority to accelerate deployment of affordable fueling and charging options for zero-emission vehicles (ZEV).

Equity Focus: The building standards code adoption process provides opportunities for interested parties and the public to be informed and provide input on proposed building standards. HCD strives to improve awareness of stakeholder goals and priorities. HCD involves all interested parties, including specific communities impacted by a proposed building standard, and maintains clear and transparent communication throughout the building standards code adoption process.

Key Results (2024):

- During the 2024 Triennial Code Adoption Cycle, HCD proposed, and the California Building Standard Commission (BSC) approved and adopted mandatory and voluntary EV charging building standards as part of the 2025 California Green Building Standards Code (CALGreen), title 24, part 11. The adopted building standards were based upon HCD's mission and the state's climate goals, comments from the public, and legislation. They also included editorial changes for accuracy, consistency, and ease of use by the code user.
- In accordance with [Assembly Bill 1738 \(Chapter 687, Statutes of 2022\)](#), HCD harmonized with requirements related to the installation of EV charging stations with low power Level 2 or higher EV chargers in parking facilities serving existing multifamily buildings, hotels, or motels in certain scenarios.
- HCD participated in various ZEV-related workgroup meetings. These public meetings included, but were not limited to, the CALGreen Electric Vehicle workgroup, ZEV Strategy workgroup, and CALGreen Carbon Reduction Collaborative workgroup. These meetings involved stakeholder/agency feedback on future and existing EV building standards in CALGreen.

Targeted Key Results & Actions (2025):

- **Document Publication and Agency Action Plans**
 - During the 2025 Intervening Code Adoption Cycle, HCD will continue to review relevant green building guidelines and consider proposing building standards that are determined to be cost-effective and feasible to promote greener construction. HCD will evaluate comments and petitions received and perform any Code cleanup work as required. HCD will also respond to any new statutory direction and other state agency proposals impacting HCD's building standards in CALGreen.
 - Pursuant to [HSC, section 17928](#), HCD will summarize in a report, green building features proposed during the most recent Triennial and Intervening Code Adoption Cycles. The summary of these standards will be incorporated into HCD's annual report that will be submitted to the Legislature by no later than December 31, 2025.
 - HCD will continue to aid local enforcing agencies, licensed design professionals, builders, and other CALGreen users on the

application of the EV charging requirements in the 2025 CALGreen effective January 1, 2026.

- HCD will coordinate with the International Code Council to develop updates to the 2025 CALGreen Residential Guide.
- In accordance with the approved 2025 CALGreen building standards, HCD will coordinate internally to update and make the CALGreen residential checklist and worksheets readily available for public use.

- **Stakeholder Engagement (2025)**

- HCD will continue to maintain and develop new methods of stakeholder engagement for building standards related to EV charging. These engagements will focus on reaching priority community representatives through focus groups, interagency workgroups, BSC Code Advisory Committee meetings, and public comment periods.
- HCD will continue to evaluate the state's EV goals and coordinate with other agencies on changes in EV-related technology for the purpose of determining what updates are needed during the 2025 Intervening Code Adoption Cycle. This will also include continued HCD participation in interagency workgroups focusing on EV charging options for alterations and additions to parking facilities for existing multifamily buildings, hotels, and motels.
- HCD will provide pre-cycle opportunities for stakeholder comments through email, website, virtual meetings, and in-person communications. HCD will continue to emphasize the importance of submittal of comments and feedback early with recommended changes, rationale, and appropriate fiscal analyses for determining viability of the recommended proposed changes.
- HCD will monitor other state agency meetings and rulemakings throughout 2025 to ensure consistency between HCD and other state agency statutes and building standards.

Key Collaborators:

California Air Resources Board (CARB), BSC, California Energy Commission (CEC), California Public Utilities Commission (CPUC), Office of the State Fire Marshal (OFSM), and the Division of the State Architect (DSA). The Governor's Office of Business and Economic Development (GO-Biz), ZEV manufacturers, advocates, ZEV users, building industry representatives, and local enforcement agencies.

ZEV Market Development Objectives:

- **2025 CALGreen**— The 2025 CALGreen, effective January 1, 2026, includes new requirements for EV charging in multifamily developments, hotels, and motels. HCD separated EV charging requirements for hotels/motels from multifamily buildings and clarified that EV charging building standards apply when certain types of parking spaces are provided, including assigned, unassigned, and common-use parking. Some of these requirements include installation of low power Level 2 EV receptacles and Level 2 EV chargers in a specified number of parking spaces, when parking is provided. HCD also implemented new statutory direction, such as [Assembly Bill 1738 \(Chapter 687, Statutes of 2022\)](#) (AB 1738) and [Assembly Bill 2863, \(Chapter 809, Statutes of 2022\)](#).
- **2025 CALGreen Supplement**— HCD will focus on proposals stemming from public comments received during the Intervening Code Adoption Cycle and any code maintenance that may be needed within CALGreen. This also includes any new statutory changes, or any other editorial corrections that may be required. If approved, the 2025 CALGreen Supplement will be effective July 1, 2027.